



25 Mathieson Crescent, Stepps, Glasgow, G33 6EH

Offers Over £225,000

- Attractive three-bedroom semi-detached home in a sought-after Stepps location
- Modern fitted kitchen with ample storage
- Contemporary family bathroom with three-piece suite
- Quiet position within an established residential estate
- Ideal for families and commuters with easy access to Central Scotland's motorway network
- Spacious open-plan lounge and dining area
- Three well-proportioned bedrooms
- Convenient downstairs WC
- Short walking distance to Stepps Train Station
- Energy efficiency rating - C

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This well-presented three-bedroom semi-detached home sits in a peaceful and highly desirable part of Stepps, just a few minutes' walk from the train station with quick access to major motorway routes. The ground floor features an impressive open-plan lounge and dining area, a modern fitted kitchen, and a handy downstairs WC. Upstairs offers three good-sized bedrooms and a contemporary family bathroom. With its spacious layout and excellent location, this property makes an ideal choice for families and commuters alike.



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C

Council Tax Band: E



Located within one of Stepps' most sought-after residential pockets, this attractive three-bedroom semi-detached home offers spacious family living just a short walk from Stepps Train Station and within easy reach of Central Scotland's motorway network. Set in a quiet, well established estate, the property is ideally positioned for those seeking a peaceful setting with excellent travel links.

The accommodation is bright, generously proportioned and well designed for modern living. A welcoming entrance hallway leads to an impressively large lounge, open plan to the dining area, creating a superb space for both relaxation and entertaining. The fitted kitchen is well arranged with ample storage and worktop space, while a convenient downstairs WC completes the ground floor.

Upstairs, the property boasts three generous bedrooms, all offering excellent storage potential, along with a well-appointed family bathroom featuring a modern three-piece suite.

Externally, the home benefits from private gardens and driveway parking, making it perfectly suited to families, first-time buyers, or commuters looking to settle in a highly desirable location.

A fantastic opportunity to acquire a spacious home in a prime Stepps address. Early viewing is highly recommended.

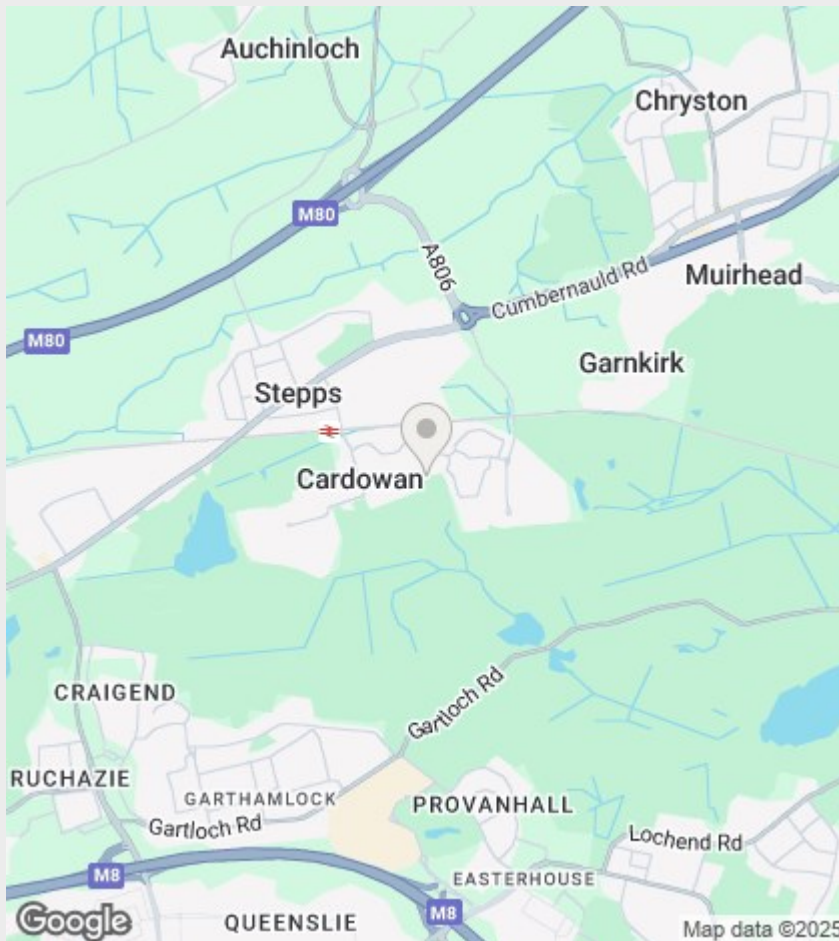
Situated within close proximity of the newly constructed Stepps Primary School, local park and Bannatynes Health Club, plus both the tennis and bowling clubs are located nearby on Lenzie Road. Stepps train station provides a regular service to and from Glasgow Queen Street and Edinburgh. The M80 bypass and M8 motorway are within a few minutes drive of the house.

Stepps is a thriving community in North Lanarkshire, near the north-eastern outskirts of Glasgow. It enjoys recently upgraded facilities that include the new primary school, library, and sports facilities while retaining a historic heart around its church in Whitehill Avenue and its Victorian and Edwardian housing. Excellent travel connections by road and rail mean residents work in Glasgow, Edinburgh, Falkirk, Stirling and beyond. At the same time its location means that excellent walks in the new Seven Lochs Wetland Park

are on the doorstep, from which views to the Campsie and Loch Lomond can be enjoyed.

Home Report Available on Request
Council Tax - North Lanarkshire Band E
EER - C
Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



Directions

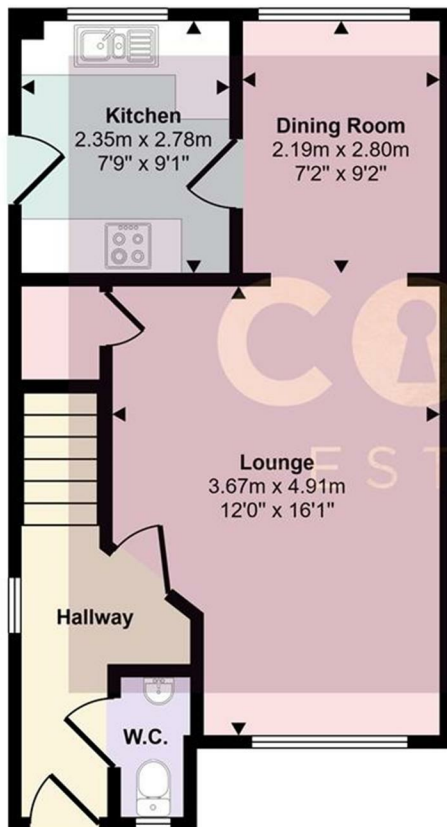
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

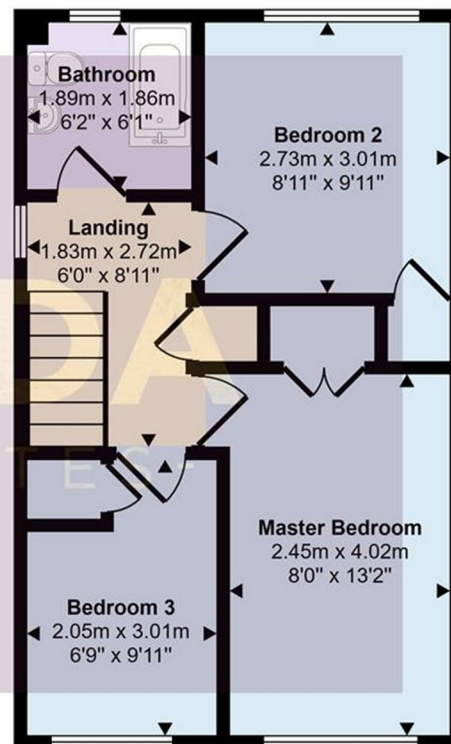
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		



Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 37 sq m / 401 sq ft